

# whiteley helyar



1,140 ft<sup>2</sup>



3 bedrooms



bathroom, en-suite  
shower &  
separate WC



single garage &  
parking permit

Guide Price                      £750,000

3 Circus Place, Bath, Bath and North East Somerset, BA1 2PG



A charming terraced mews house with a garage and a delightful enclosed courtyard garden, in a prime central location tucked away in a very peaceful location behind Circus. The property offers bright and well presented accommodation and is offered for sale with no onward chain.

### ACCOMMODATION

entrance porch  
sitting room  
dining room  
kitchen breakfast room  
private Internal courtyard

three double bedrooms  
en-suite shower room  
en-suite bathroom  
separate cloakroom  
integral garage

### EXTERNALLY

There is a delightful low maintenance courtyard providing wonderful private space for alfresco dining and entertaining.

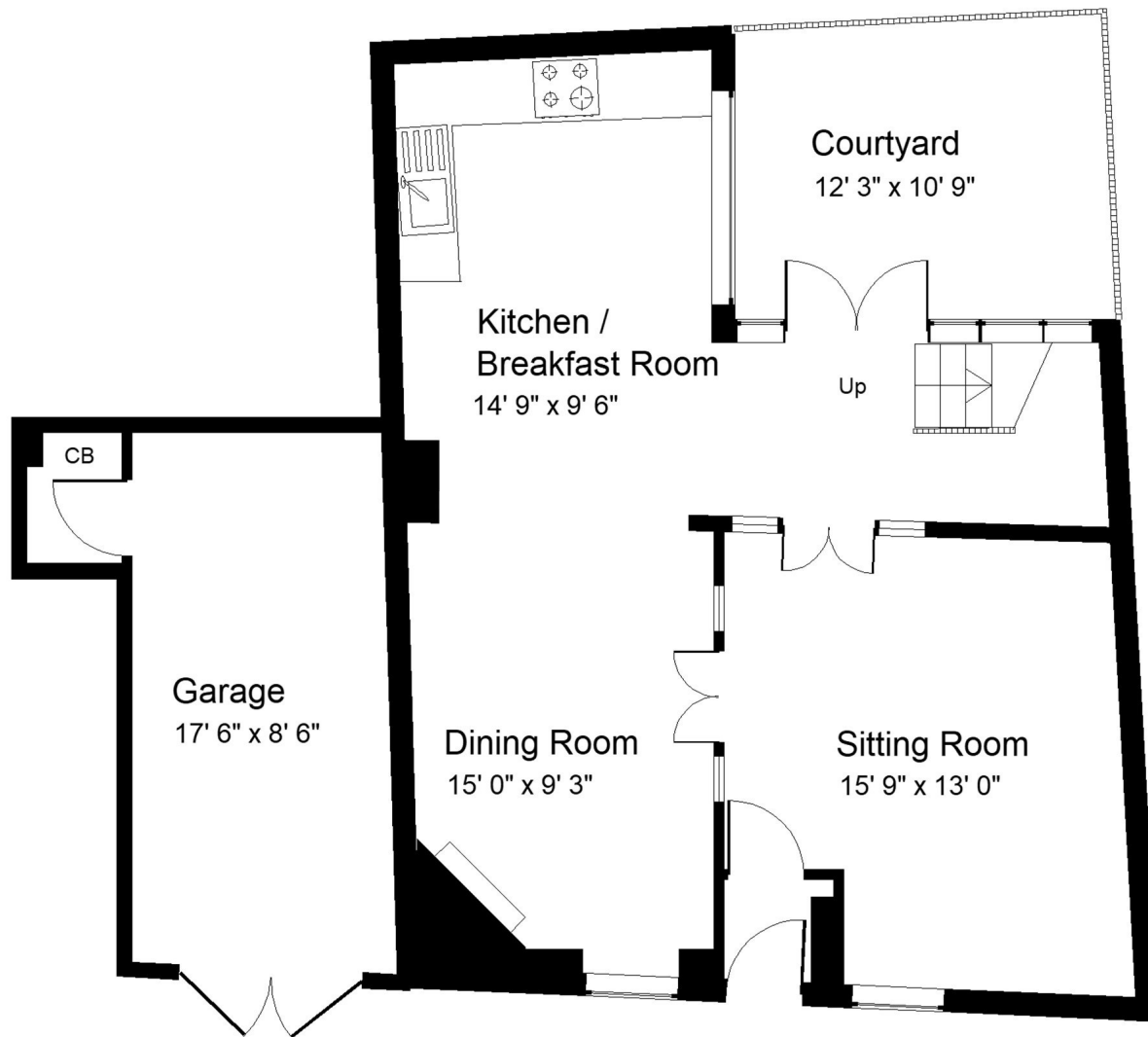
### LOCATION

Standing quietly behind The Circus, the house occupies a most convenient, select and highly sought after position. It is just a very short walk from the vast selection of shops, galleries and restaurants both in the heart of the city and in the pedestrianised Margaret's Buildings, whilst the fabulous Royal Victoria Park (with its Botanical Gardens, extensive children's play area, tennis courts, pitch and putt and crazy golf) is also extremely close by.

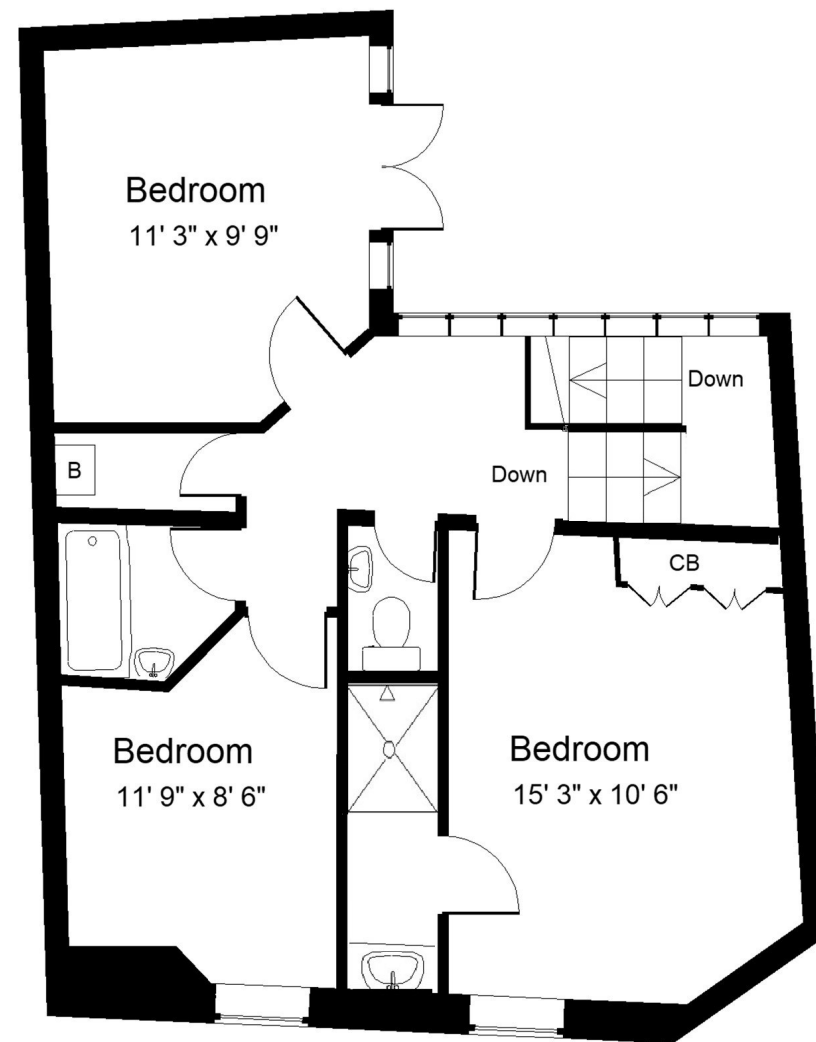








Ground Floor



First Floor

Approx. Gross internal Floor Area 1,140 Sq. Ft. / 106 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For indication purposes only. Not to scale.

**House Tenure:** Freehold  
**Council Tax Band:** 'E' £2,706.67 pa  
Garage is subject to a ground rent of £25 and insurance contribution of £135.00 per annum with a lease of 999 years from 1987



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		